009.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,250,100 / 1,250,100
					USE VALUE:	1,250,100 / 1,250,100
					ASSESSED:	1,250,100 / 1,250,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FELTIN GEORGE M	
Owner 2:		
Owner 3:		
Street 1:	41 WYMAN TERRACE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,618 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3645 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10618.000	506,900	4,700	738,500	1,250,100
Total Card	0.244	506,900	4,700	738,500	1,250,100
Total Parcel	0.244	506,900	4,700	738,500	1,250,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.94 | /Parcel: 342.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	508,100	4700	10,618.	738,500	1,251,300	1,251,300	Year End Roll	12/18/2019
2019	104	FV	444,400	4900	10,618.	784,700	1,234,000	1,234,000	Year End Roll	1/3/2019
2018	104	FV	444,400	4900	10,618.	572,400	1,021,700	1,021,700	Year End Roll	12/20/2017
2017	104	FV	415,500	4900	10,618.	498,500	918,900	918,900	Year End Roll	1/3/2017
2016	104	FV	415,500	4900	10,618.	424,700	845,100	845,100	Year End	1/4/2016
2015	104	FV	368,100	5000	10,618.	415,400	788,500	788,500	Year End Roll	12/11/2014
2014	104	FV	368,100	5000	10,618.	341,600	714,700	714,700	Year End Roll	12/16/2013
2013	104	FV	383,800	5000	10,618.	325,000	713,800	713,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21568-82		11/1/1991		262,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2015	36	Porch	9,500					Rebuild front porc
7/7/2014	772	Solar Pa	5,650					
4/29/1996	152		13,000					8X45 LAPPOOL
11/13/1992	602	Manual	800					WOOD STOVE
6/12/1992	234		22,000					R/KITCH - FNSH ATT

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Permit Insp	PC	PHIL C
7/10/2014	External Ins	PC	PHIL C
5/20/2009	Measured	189	PATRIOT
11/6/2000	Hearing N/C		
10/30/2000	Hearing N/C	163	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Entry Denied	243	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10618		Sq. Ft.	Site		0	80.	0.87	1			View	25					738,546						738,500	

Total AC/HA: 0.24376 | Total SF/SM: 10618 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 738,546 | Spl Credit | Total: 738,500

PRINT

Date	Time
12/10/20	16:33:10

LAST REV

Date	Time
02/28/19	10:16:07

mmcmakin

PAT ACCT. 838

User Acct: 7833
GIS Ref:
GIS Ref:
Insp Date: 05/20/09

!838!

USER DEFINED

Prior Id # 1:	7833
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97258061
Const Adj.:	0.90890908
Adj $ / SQ:	150.278
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734666
Depreciation:	227746
Depreciated Total:	506919

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

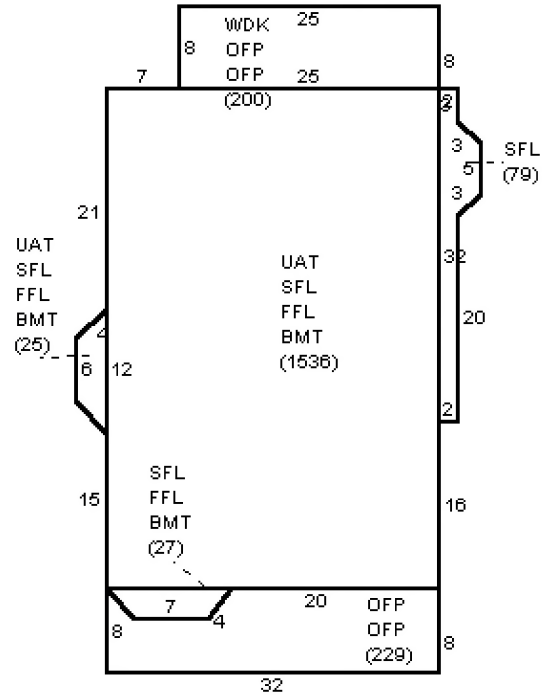
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	150.28
Special Features:	0	Val/Su Net:	80.58
Final Total:	506900	Val/Su SzAd	155.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,667	150.280	250,513
BMT	Basement	1,588	45.080	71,592
FFL	First Floor	1,588	150.280	238,641
OFP	Open Porch	858	16.740	14,367
UAT	Upper Attic	390	105.190	41,052
WDK	Deck	200	10.000	2,000
	Net Sketched Area:	6,291	Total:	618,165
Size Ad	3255	Gross Are	7462	FinArea 3645

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16X32	A	AV	1994	22.87	T	20	104			4,700			4,700
2	Frame Shed	D	Y	1	5X8	F	AV	1980	0.00	T	31.2	104						
1	Metal Shed	D	Y	1	10X4	A	AV	2006	0.00	T	10.4	104						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700